

## 3 Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

Three-bedroom villa of 174 m2 for sale on a plot of 733 m2 in Kouklia area, Paphos city. The villa includes 3 bedrooms, bathrooms, a kitchen, a living room, verandas, and a garden. The residence is furnished and includes verandas of 56.29 m2 and an open roof deck of 39.31 m2. There is also a private swimming pool. The property is located in a prestigious area, close to golf courses and just a few minutes drive from the sea and the airport.

### Property Info

Covered Area	<b>210</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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### Additional info

Reference Number	<b>166421</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Aphrodite Hills Kouklia Region: **Paphos**

**Price: €615 000 + VAT**

VAT for this property is **€55,350** or **€116,850**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€21 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 929.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€615 000 on Sep 16, 2025

